

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, March 21, 2013 at 7:00 p.m., Mark Oney presiding.

Members present: Mark Oney, Bob Early, Carrie Wetherbee, Wayne Bolt and Gary Summers. Also in attendance Planning Commission Solicitor Todd Weitzmann, Esq., Township Engineer Fred Courtright, P.E., Township Secretary Michele Clewell, Township Supervisor Annette Atkinson, residents and interested parties. (Parin Shah arrived following adjournment of the meeting)

Approval of Minutes

Wayne Bolt made a motion to approve the February 21, 2013 minutes. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Plan Reviews and Unfinished Business

CCP Phase 3 Section 5 PRD Plan – A letter was received from the applicant’s attorney, Charles Vogt, Esq., requesting discussion on the plan review is tabled.

Gary Summers stated that discussions between the applicant and the North Associate HOA are ongoing.

Mark Oney stated that the time line is running out and some type of decision will have to be made at the next Planning Commission meeting.

There was discussion regarding stormwater and Bob Early stated that the planning commission cannot grant relief due to the 1988 decision as it states a buffer is required, which would be classified as a variance, which is a zoning issue and that would be up to Attorney Gaul to advice.

Bob Early stated that the units built to only allow the individual owner to own a footprint of the unit and not the property around the unit.

There was discussion regarding phasing approvals and it has always been the practice to allow it.

Wayne Bolt made a motion to accept the request to table action on the plan. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Reviews and Recommendations

Proposed Floodplain Ordinance No. 192 – Fred Courtright stated that FEMA has a new flood insurance study and with it came new rate maps. The maps are substantially the same. FEMA had minimum requirement for floodplain ordinances. The proposed ordinance models what Monroe County has although some things were added and subtracted in order to fit into the

township zoning ordinance. Mr. Courtright recommended the planning commission forward the proposed ordinance to the Board of Supervisors for approval.

Carrie Wetherbee made a motion to recommend the Board of Supervisor approve the proposed ordinance. Bob Early seconded the motion. Motion passed 5-0.

Continuing Education

Mark Oney stated that he did the reading for the month of March which was "Zoning and The Zoning Officer. He stated that he hopes that his fellow commission members are keeping up with the reading. Mr. Oney participated in the planning commission series held the day before as well.

Mark Oney stated that he participated in a webinar titled "Renewable Energy Implementation and Lake Use Regulations".

Mr. Oney stated that the series was worth the effort and suggested everyone make time to attend or at least review the power point presentation of the event. Mr. Oney stated that the township should consider an alternative energy ordinance now, and not wait until something is submitted. Being proactive is the best approach.

Annette Atkinson stated that the next planning commission webinar series will be held April 17, 2013 and the link will be forwarded once it has been received.

Annette Atkinson presented handouts of the Monroe County annual 2012 report, Monroe County 2020 and the Monroe County Economic Development Plan.

Annette Atkinson stated by using the Monroe County Annual Report could be a guide for the MST Planning Commission annual report, as under the MPC an annual report is supposed to be presented to the board of Supervisors on a yearly basis.

Wayne Bolt made a motion to adjourn the meeting at 7:41 p.m. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Recording Secretary